Phelps-Dodge-Palmer Building
200 W. Adams St.
Chicago
Cook County
Illinois

HABS No. IL-1124

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PHOTOGRAPHS

REDUCED COPIES OF MEASURED DRAWINGS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20240

PHOTOS...

HISTORIC AMERICAN BUILDINGS SURVEY

PHELPS-DODGE-PALMER BUILDING

Location: 200 West Adams Street
(northwest corner of Adams and Wells Streets)
Chicago, Cook County, Illinois

Present Owner: Chicago Title and Trust Company
Trust #64393
Equitec Tower, Ltd.
200 West Jackson Boulevard
Chicago, Illinois 60606

Present Occupant: King Arthur's Pub (ground floor)
Handmoor (second and third floors)

Present Use: restaurant and bar (ground floor)
retail clothing store (second floor)
storage (third floor)

Demolished, Winter, 1984.

Significance: Architect Edward Burling, who was trained as a carpenter-builder, established a successful practice in Chicago. His partner, Francis M. Whitehouse, was a former office designer in the firm. The Phelps-Dodge-Palmer Building, designed by Burling & Whitehouse in 1888, is an excellent example of a downtown commercial loft structure of the period. The style of the building, with its brown brick and terra cotta facades, relates closely to the work of Richardson and Burnham & Root of the same era.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1888. The building appears in the 1896 edition of Rand, McNally & Company's Bird's-Eye Views and Guide to Chicago, and in Industrial Chicago of 1891.

2. Architect: Burling & Whitehouse.
Edward Burling (1819-1892) was the second architect to establish a practice in Chicago. Burling was born in Newburgh, New York, and worked as a carpenter and builder before coming to Chicago in 1843. In Chicago, Burling worked for various builders and became an independent contractor. In the 1850s, when John M. Van Osdel was the city's only established architect, Burling opened an architectural office. Although his training was as a carpenter-builder rather than an architect, his practice was successful. Burling's first partner was the architect-engineer Frederick H. Baumann (1826-1911). Burling entered into a new partnership with Dankmar Adler in 1871. This partnership was dissolved when Adler opened an independent practice in 1879. At that time, Burling entered into a partnership with his office designer, Francis M. Whitehouse.

Francis M. Whitehouse (1848-1938) was born in New York City. He studied architecture at the University of Gottingen in Germany. Whitehouse came to Chicago and joined the firm of Burling & Adler in the 1870s. He was a versatile designer, especially in creating variations on the Richardsonian Romanesque style. Whitehouse remained in partnership with Burling until 1889, when he left to open an independent practice. Whitehouse maintained this practice until his retirement in 1893.

3. Original and subsequent owners: The Phelps-Dodge-Palmer Building was erected as an investment by Edwin H. Sheldon, a Chicago real estate broker. The firm of Phelps, Dodge and Palmer, manufacturers and wholesalers of shoes and boots, leased most of the space. The following is a legal description and partial chain of title for this property. Records are held by the Recorder of Deeds for Cook County, County Building, 118 North Clark Street, Chicago, Illinois.

Legal description: Lot 4 in Field and Perkins Subdivision of Lots 5, 6, 7 and part of 8 lying East of the East line of Franklin Street in Block 93 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, Cook County, Illinois.

Partial Chain of Title:

Document Number	Grantor	Grantee	Instrument	Date of Instrument	Date of Filing	Description
331864	M.Field and wife	Edwin H. Sheldon	Sherriff's Warrantee Deed	3.11.81	6.10.81	4
4513927	Trustees of Edwin H. Sheldon	Caroline O. Jones et al.	Agreement	12.9.09	2.24.10	party walls between 3 and 4
4991708	Trustees of Edwin H. Sheldon	Harry A. Wheeler	Quit Claim	3.16.12	6.21.12	4 and private alley between 1 and 2 subject to improvements n. and adj. 2 and 3

(There are numerous other references in the Chain of Title to the present day, many of which deal with the transfer of property involving Lot 4, which is the site of the Phelps-Dodge-Palmer Building, and Lots 3 and 5 which are adjacent to Lot 4 on the west and north.)

Note: Document Number 22582797 identifies Chicago Title and Trust as the owner of the building, holding Trust Number 64393.

4. Alterations and additions: Until demolition, the building remained close to its original appearance. The Adams Street storefronts were covered with an ornamental iron facing. The original corner entrance was enclosed in the 1920s. The glass transoms above the ground floor windows were covered with plywood.

B. Historical Context: The Phelps-Dodge-Palmer Building was built as an investment by Edwin H. Sheldon, a Chicago real estate broker. The building was leased by Phelps, Dodge and Palmer, a firm dealing in the manufacture and wholesaling of shoes and boots. The Phelps-Dodge-Palmer Building was designed by the firm of Burling & Whitehouse to replace a warehouse on the same site which had been destroyed by fire. Industrial Chicago of 1891 noted, "The destroyed building was a modern improvement in itself, but compared with the present building it was but a piece of good engineering."

The Phelps-Dodge-Palmer Building was designed to be a commercial loft structure, characteristic of downtown Chicago development in the decades following the fire of 1871. Its site faces H.H.Richardson's Marshall Field Wholesale Building. The western section of downtown, called the "heavy wholesale district," also included William LeBaron Jenney's First Leiter Building and Adler & Sullivan's Rothschild Store. The Phelps Dodge Palmer Building was the last remaining example of this type of building in the area.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The Phelps-Dodge-Palmer Building is a significant downtown Chicago commercial loft structure. Its strong, rectilinear massing and sculptural facades make it an imposing proponent of the Chicago commercial building type. The six story building has dark brown, pressed brick facades with matching terra cotta trim. The smooth solidity of the walls, broad piers, and the rhythmic fenestration are variations on the Richardsonian Romanesque style. The edges of the piers, corners and window reveals are rounded, adding to the sculptural quality of the facades. This characteristic of the design, together with its resemblance to Richardson's work and that of Burnham & Root of same period, are perhaps the most notable features of the building's style.

2. Condition of the fabric: The building was generally in good condition when the measurements were taken. The exterior brick masonry was sound, and the roof did not exhibit any serious problems or leakage. Interior spaces were in good condition. While measurements were being taken, scaffolding was being erected for demolition of the building. It is to be replaced by an office tower.

B. Description of the Exterior:

1. Overall dimensions: The building is six stories in height above a full basement. It is rectangular in form, measuring 182'-2" in length and 82'-0" in width. There are five bays along the width (south side) and ten bays along the length (east side). The exterior facades do not reflect column lines or the organization of spaces within.

2. Foundations: At the exterior, brick piers rest on stone plinths. These plinths extend through the sidewalk slab approximately three feet, where they rest on brick piers. These piers extend through the basement floor slab.

3. Walls: The walls of the Phelps-Dodge-Palmer Building are dark brown, hydraulic pressed brick. The brick is smooth, with narrow mortar joints. Rounded brick is used at corners of the building, piers, and window reveals. The brick piers project out from the wall surface, while the spandrels, heads, and sills are set back. Decorative dark brown terra cotta is used for sills, belt courses, and coping. The sills have horizontal lap joints. Some lintels are also covered by decorative terra cotta, while others are exposed cast iron. Highly ornmental terra cotta with organic patterns surmounts the major entrances. Cast iron mullions between the windows are decorated at the top and have plinth blocks at the bottom. On the east facade, an iron fire escape has been removed from the wide brick pier. These fire stairs were not original, since they did not line up with the terra cotta and other wall details. A ladder was probably the original fire exit along this wall.

4. Structural system, framing: The structural system is composed mainly of cast iron and wood. From the basement to the top of the fourth floor, columns are cast iron, while columns of the fifth and sixth floors are wood. Major girders run north and south. Each is constructed of two wood beams, bolted together. These girders are notched to fit around the column connections. Minor rafters on all levels are large wood members. These are hung off the girders by wrought iron joist hangers. The structural grid changes about two-thirds of the way from the south elevation. Here, there is a line of columns across the width of the building which differs in construction and placement from the rest of the grid. Four reinforced concrete columns form a line, and a fifth reinforced concrete column is located just southwest of this line. This column supports a corner of the roof mechanical tower. South of the reinforced concrete columns, the structural grid is three columns across. North of this line, the grid is five columns across. This structural system is repeated on all the floors. Below the line of concrete columns, in the basement, is a brick wall. The outside bearing walls of the basement are supported on brick piers. Where the street and sidewalk meet, the basement walls are battered limestone. Steel beams and pipe columns support the sidewalk.

5. Chimneys: There are two rectangular brick chimneys on the roof. Each is about twenty-five feet in height above the surface of the roof. One chimney is located along the east elevation, at the line where the structural grid changes. This chimney is in use for the building's heating system. The second chimney is located along the west elevation near the north end, and does not appear to be active.

6. Openings:

   a. Doorways and doors: There are numerous entrances to the Phelps-Dodge-Palmer Building. The original main entrance at the southeast corner of the building has been boarded up and is no longer in use. The present main entrance to the building is at the west end of the south elevation. It is the main entrance for the upper floors, and leads to the passenger elevators. This entrance has aluminum double doors with glass transoms and sidelights. On the east elevation, three-quarters of the way from the south end, is another entrance with a wood door. These three entrances are all major original entranceways, although the original doors are not in place. All are surmounted by decorative terra cotta. There are also several minor entrances to the building. One is located at the north end of the east elevation. This is a double door, wood with multiple glass panes. Just south of this entrance, a service entrance has been added to the east facade. This has solid metal double doors. Both of these minor entrances are located near the passageway to the freight elevator. On the same elevation, there is a storefront entrance to the restaurant/bar just south of the main entrance. This entrance has wood doors with diamond paned windows. There is another storefront entrance in the middle bay of the south elevation. This is an aluminum double door with sidelights. With the possible exception of the door in the northernmost entrance on the east elevation, none of the doors are original.

   b. Windows and shutters: The windows are one-over-one, double-hung. All are approximately the same size, with the exception of those on the top story. These are smaller, also one-over-one double-hung. The windows on the east elevation follow the pattern 1-2-2-2-2-2-brick-2-1-2-2. On the south elevation, the windows follow the pattern 1-1-2-2-2-1. The windows of the top story are grouped in sets of three or four windows. Wood sash had been painted black. At the rear of the west elevation, windows to the service area have iron shutters.

7. Roof:

a. Shape, covering: The roof of the building is flat, and is covered with built-up roofing of asphalt and felts. The roof has a brick parapet which varies in height from one to four feet above the roof surface. There is a terra cotta coping on this parapet. The slope and structure of the roof vary on either side of the line where the structural grid of the building changes. The south two-thirds of the roof has three hipped-roofed skylights on it. These skylights are covered by roofing felts. There is an elevator penthouse above the passenger elevators along the west wall. There is also a penthouse along the west wall which contains two water tanks. A larger water tank is located on top of this penthouse. This section of the roof drains to a roof drain located at the northwest corner of this portion of the roof. The north one-third of the roof has one larger skylight, which is also hipped-roofed and covered by roofing felts. There is a freight elevator and stairwell penthouse at the middle of the north side of this area of the roof. This section drains to a roof drain at the northwest corner.

C. Description of the Interior:

1. Floor plans:

a. Basement: The south two-thirds of the basement is completely open, with cages subdividing the space. The north one-third is separated by a brick bearing wall running east and west.

b. First floor: This floor was operated as a restaurant/bar. The kitchen was along the west wall near the north end. There is an entrance and corridor directly in front of the freight elevator with a loading dock at the northwest face of the building. The rest of the floor is occupied by the restaurant/bar. There is a mezzanine over the kitchen for storage.

c. Second floor: This floor was occupied by a retail clothing outlet. There is a small mezzanine running east and west, one bay south of the north party wall, which contains mechanical units.

d. Third floor: The south two-third of this floor is enclosed offices, while the north one-third was used for storage and is open. There is a small kitchen at the northwest corner and an adjacent large washroom.

e. Fourth floor: This floor is basically one large open space with some partitioned offices at the south end. There are two washrooms at the northwest corner, and two access doors to the west and one access door to the north.

f. Fifth floor: The south one-third of this floor is subdivided by office partitions. The north two-thirds is open storage area. There are two large washrooms with showers on the west near the north end. There are two access doors to the west and one access door to the north.

g. Sixth floor: The sixth floor is completely open; there are no subdividing partitions.

2. Stairways: There are two stairways, one which runs from the basement to the roof and one which runs from the first to the sixth floors. The former is located at the center of the north side of the building. The latter is located near the south end of the west wall. Neither staircase is original to the building. Both are double-flight stairs with landings. The stairways are constructed with metal pans and concrete fill. Railings are pipe railing with no ornament.

3. Flooring: The basement floor is a concrete slab. The first floor, which was occupied by the restaurant/bar, is carpeted except for the kitchen, which is tiled. The second floor is covered by vinyl asphalt tile. The mezzanines on both the first and second floors are metal pan with concrete fill. On the third floor, the south two-thirds of which was occupied by offices, the floor is carpeted. The north one-third has sheet linoleum flooring. The fourth and fifth floors have the same type of flooring. Some parts of these floors are carpeted. On the rest of each floor, there is one-inch tongue and groove maple over one-by-two pine furring strips, over one- by-six tongue and groove pine sub-flooring. The sixth floor is wood, similar to the fourth and fifth floors as described above.

4. Wall and ceiling finishes: The walls of the basement are exposed brick, while the ceiling is wood structural members. The first floor has paneled and drywall walls, with a dropped ceiling of suspended acoustical tile. The second floor, which was occupied by a retail clothing store, has painted and mirrored walls and a dropped ceiling. THe third floor has

paneled walls and dropped ceilings in the office areas at the front of the building, and drywall and painted plaster walls with exposed painted wood ceilings at the rear of the building. The fourth and fifth floors have painted plaster and drywall walls and exposed painted wood ceilings. The sixth floor has painted plaster and drywall walls, and a finished ceiling of plaster on wood lath.

5. Openings:

   a. Doorways and doors: None of the remaining doors are original.

   b. Windows: Exterior sills of the windows are terra cotta. There is a wood stool and apron on each window. The wood trim is thin and not highly decorated. The trim has been painted.

   c. Skylights: At the sixth floor ceiling, there is a three foot well above the existing plaster ceiling to each skylight. The single large skylight to the north has a plaster finish on the surfaces of the well. The three smaller skylights to the south have a beaded wood finish within the wells. As noted earlier, all skylights are roofed over on the exterior. All are also painted over on the interior. There is a radiator in each well.

6. Mechanical equipment:

   a. Heating, air conditioning, ventilation: The heating system for the building is a steam system. There are various radiators in the spaces, including some continuous pipe radiators. There is also a boiler in the basement which is modern and gas-fired. This boiler utilizes the chimney on the east side of the building.

   b. Lighting: Artificial lighting is provided by exposed conduit fluorescent lights.

   c. Plumbing: There are washrooms located at the north end of each floor, on either side of the freight elevators and stair shaft. The specific location of these washrooms varies from floor to floor.

d. Elevators: The two passenger elevators are modern, automated elevators located at the south end of the west wall of the building. A penthouse for these elevators is located on the roof. There is also one modern, automated, freight elevator at the center of the north end of the building, with a roof penthouse. The passenger elevators run from the first floor to the sixth floor, while the freight elevator runs from the basement to the sixth floor.

D. Site:

1. General site and orientation: The main facades of the building face south and east. There is also a small exposure at the north end of the west wall. There are common wall buildings on the west and north sides of this building. The location of the building is at a major intersection in downtown Chicago, in a commercial district. The Phelps-Dodge-Palmer Building is surrounded by buildings of a similar or larger size, most of which are somewhat newer than this building. Elevated train tracks run north and south at the east side of the building.

III. SOURCES OF INFORMATION

A. Architectural Drawings: No original drawings are available for this building.

B. Early views: An early aerial perspective drawing of the Phelps Dodge Palmer Building is included in the view of the "Heavy Wholesale District," in Rand McNally & Company's Bird's-Eye Views and Guide to Chicago, published in 1896, page 105.

C. Bibliography:

1. Primary and Secondary Sources:

Bird's-Eye Views and Guide to Chicago. Chicago: Rand McNally & Company, 1896.

Commission on Chicago Historical and Architectural and Historical Landmarks. Phelps, Dodge & Palmer Building (report), January, 1984.

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Industrial Chicago: The Building Interests.
Chicago: The Goodspeed Publishing Company, 1891.

Randall, Frank A. History of the Development of Building Construction in Chicago.
Urbana: University of Illinois Press, 1949.

Siegel, Arthur, editor. Chicago's Famous Buildings.
Chciago: University of Chicago Press, 1965.

2. Other sources: Sources included the Permits files of the City of Chicago.

Prepared by: Harry J. Hunderman AIA
Project Director
Deborah J. Slaton
Historian
Hasbrouck Hunderman Architects
Chicago, Illinois
March 7, 1984

PART IV. PROJECT INFORMATION

Documentation of the Phelps-Dodge-Palmer Building was undertaken by Hasbrouck Hunderman Architects and Dennett, Muessig, Ryan & Associates, Ltd., at the request of Equitec Tower, Ltd. The project was completed during the winter of 1984. The following persons were involved in this project:

Hasbrouck Hunderman Architects, Chicago, Illinois

Harry J. Hunderman, AIA, Project Director, completed the site survey and architectural description.
Deborah J. Slaton, Historian, researched the history and wrote the report.
James G. Hollis, Architect, directed the production of measured drawings.
George J. Krassas, Draftsman, assisted in the production of measured drawings.

Dennett, Muessig, Ryan & Associates, Ltd. Iowa City, Iowa

Hans Muessig, Photographer, produced photogrammetric and photographic documentation of the building.
Jay Ceronie, Photographer, produced photogrammetric and photographic documentation of the building.

The Commission on Chicago Architectural and Historical Landmarks, Chicago, Illinois, provided additional historical information. The following researchers contributed to the completion of this report:

Tim Barton, History
Tim Samuelson, Technologies

Addendum to:
Phelps-Dodge-Palmer Building
200 West Adams Street
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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, DC 20013-7127

Data pages 1 through 12 were previously transmitted to the Library of Congress.

INVENTORY OF PHOTOGRAMMETRIC IMAGES

The glass photogrammetric plates listed below are not reproducible except with special permission. However, reference prints and film copy negatives have been made from the plates indicated by an asterisk (*) and are included in the Library of Congress collection of official HABS/HAER photographs.

30 6.5 cm. x 9 cm. glass plate negatives (15 stereopairs) produced by Hans Muessig and Jay Geronie of Dennett, Muessig, Ryan & Associates, Ltd., January 1984. Survey control information is filed with the plates (a second copy is filed with the Field Records).

LG-HABS-GS11-IL-1124-S01L	SOUTH (ADAMS STREET) ELEVATION, GROUND LEVEL [Lower left section of elevation]
LG-HABS-GS11-IL-1124-S01R *	SOUTH (ADAMS STREET) ELEVATION, GROUND LEVEL [Lower left section of elevation]
LG-HABS-GS11-IL-1124-S02L	SOUTH (ADAMS STREET) ELEVATION, GROUND LEVEL [Lower right section of elevation]
LG-HABS-GS11-IL-1124-S02R *	SOUTH (ADAMS STREET) ELEVATION, GROUND LEVEL [Lower right section of elevation]
LC-HABS-GS11-IL-1124-S03L	SOUTH (ADAMS STREET) ELEVATION, UPPER LEVEL [Middle left section of elevation]
LC-HABS-GS11-IL-1124-S03R *	SOUTH (ADAMS STREET) ELEVATION, UPPER LEVEL [Middle left section of elevation]
LG-HABS-GS11-IL-1124-S04L	SOUTH (ADAMS STREET) ELEVATION, UPPER LEVEL [Middle right section of elevation]
LG-HABS-GS11-IL-1124-S04R *	SOUTH (ADAMS STREET) ELEVATION, UPPER LEVEL [Middle right section of elevation]

LC-HABS-GS11-IL-1124-S05L SOUTH (ADAMS STREET) ELEVATION, UPPER LEVEL, INGLINED 30°
[Upper left section of elevation]

LC-HABS-GS11-IL-1124-S05R * SOUTH (ADAMS STREET) ELEVATION, UPPER LEVEL, INGLINED 30°
[Upper left section of elevation]

LC-HABS-GS11-IL-1124-S06L SOUTH (ADAMS STREET) ELEVATION, UPPER LEVEL, INGLINED 30°
[Upper right section of elevation]

LC-HABS-GS11-IL-1124-S06R * SOUTH (ADAMS STREET) ELEVATION, UPPER LEVEL, INCLINED 30°
[Upper right section of elevation]

LC-HABS-GS11-IL-1124-S07L EAST (WELLS STREET) ELEVATION, GROUND LEVEL
[Lower left section of elevation]

LC-HABS-GS11-IL-1124-S07R * EAST (WELLS STREET) ELEVATION, GROUND LEVEL
[Lower left section of elevation]

LC-HABS-GS11-IL-1124-S08L EAST (WELLS STREET) ELEVATION, GROUND LEVEL
[Lower center section of elevation]

LC-HABS-GS11-IL-1124-S08R * EAST (WELLS STREET) ELEVATION, GROUND LEVEL
[Lower center section of elevation]

LC-HABS-GS11-IL-1124-S09L * EAST (WELLS STREET) ELEVATION, GROUND LEVEL
[Lower right section of elevation]

LC-HABS-GS11-IL-1124-S09R EAST (WELLS STREET) ELEVATION, GROUND LEVEL
[Lower right section of elevation]

LC-HABS-GS11-IL-1124-S10L EAST (WELLS STREET) ELEVATION, UPPER LEVEL
[Middle left section of elevation]

LC-HABS-GS11-IL-1124-S10R * EAST (WELLS STREET) ELEVATION, UPPER LEVEL
[Middle left section of elevation]

LC-HABS-CS11-IL-1124-S11L * EAST (WELLS STREET) ELEVATION, UPPER LEVEL
[Middle center section of elevation]

LC-HABS-CS11-IL-1124-S11R EAST (WELLS STREET) ELEVATION, UPPER LEVEL
[Middle center section of elevation]

LC-HABS-CS11-IL-1124-S12L * EAST (WELLS STREET) ELEVATION, UPPER LEVEL
[Middle right section of elevation]

LC-HABS-CS11-IL-1124-S12R EAST (WELLS STREET) ELEVATION, UPPER LEVEL
[Middle right section of elevation]

LC-HABS-GS11-IL-1124-S13L EAST (WELLS STREET) ELEVATION, UPPER LEVEL,
INCLINED 30°
[Upper left section of elevation]

LC-HABS-CS11-IL-1124-S13R * EAST (WELLS STREET) ELEVATION, UPPER LEVEL,
INCLINED 30°
[Upper left section of elevation]

LC-HABS-CS11-IL-1124-S14L * EAST (WELLS STREET) ELEVATION, UPPER LEVEL,
INCLINED 30°
[Upper center section of elevation]

LC-HABS-CS11-IL-1124-S14R EAST (WELLS STREET) ELEVATION, UPPER LEVEL,
INCLINED 30°
[Upper center section of elevation]

LC-HABS-GS11-IL-1124-S15L * EAST (WELLS STREET) ELEVATION, UPPER LEVEL,
INCLINED 30°
[Upper right section of elevation]

LC-HABS-CS11-IL-1124-S15R EAST (WELLS STREET) ELEVATION, UPPER LEVEL,
INCLINED 30°
[Upper right section of elevation]

PROJECT INFORMATION STATEMENT

Photogrammetric images were incorporated into the HABS/HAER collections in the summer of 1985. Inventories of the images were compiled and filed as data pages for each structure recorded. Since the glass photogrammetric plates are not reproducible except with special permission, a reference print and film copy negative were made from one plate of each stereopair and from the most informative plates in sequential sets. The reference prints and copy negatives were then incorporated into the official HABS/HAER photograph collections.

The Photogrammetric Images Project was a cooperative endeavor between the HABS/HAER Division of the National Park Service and the Prints and Photographs Division of the Library of Congress. This transmittal was prepared by HABS Architect John A. Burns, AIA, as a test of the procedures for the project.